127.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	644,600 /	644,600
USE VALUE:	644,600 /	644,600
ASSESSED:	644,600 /	644,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONSILVIO JOHN A/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	43 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONSILVIO JOHN A -
Owner 2:	-
Street 1:	43 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,319 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4319.000	257,600	2,300	384,700	644,600
Total Card	0.099	257,600	2,300	384,700	644,600
Total Parcel	0.099	257,600	2,300	384,700	644,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.66 | /Parcel: 419.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82163
GIS Ref	
GIS Ref	
Insp Date	12/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0005-0009.0

!9871!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,600	2300	4,319.	384,700	644,600	644,600	Year End Roll	12/18/2019
2019	101	FV	206,500	2300	4,319.	384,700	593,500	593,500	Year End Roll	1/3/2019
2018	101	FV	206,500	2300	4,319.	340,700	549,500	549,500	Year End Roll	12/20/2017
2017	101	FV	206,500	2300	4,319.	285,800	494,600	494,600	Year End Roll	1/3/2017
2016	101	FV	206,500	2300	4,319.	285,800	494,600	494,600	Year End	1/4/2016
2015	101	FV	201,200	2300	4,319.	247,300	450,800	450,800	Year End Roll	12/11/2014
2014	101	FV	201,200	2300	4,319.	239,100	442,600	442,600	Year End Roll	12/16/2013
2013	101	FV	201,200	2300	4,319.	227,500	431,000	431,000		12/13/2012

PRINT

Date	Time
12/11/20	00:16:06

LAST REV

Date	Time
03/26/18	12:08:49
apro	

USER DEFINED

Prior Id # 1:	82163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSILVIO JOHN	1408-129		12/7/2011	Convenience	1	No	No		
	805-38		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2017	396	Porch	5,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Inspected	HS	Hanne S
11/29/2017	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	345	PATRIOT
3/21/2000	Inspected	276	PATRIOT
12/6/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4319		Sq. Ft.	Site		0	70.	1.27	8									384,700						384,700	

Total AC/HA:	0.09915	Total SF/SM:	4319	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	384,700	Spl Credit		Total:	384,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	1.00589943
Adj $ / SQ:	167.683
Other Features:	58750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373399
Depreciation:	115754
Depreciated Total:	257646

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

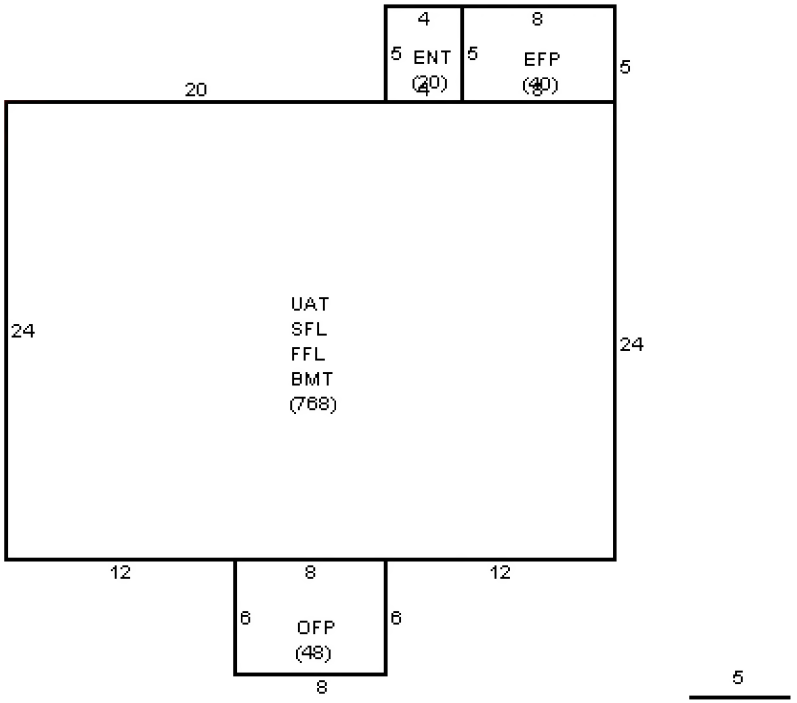
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.68
Special Features:	0	Val/Su Net:	98.92
Final Total:	257600	Val/Su SzAd	167.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	50.300	38,634
FFL	First Floor	768	167.680	128,780
SFL	Second Floor	768	167.680	128,780
UAT	Upper Attic	192	67.070	12,878
OFP	Open Porch	48	44.260	2,124
EFP	Enclos Porch	40	73.030	2,921
ENT	ENTRY	20	26.560	531

Net Sketched Area:	2,604			Total:	314,648
Size Ad	1536	Gross Are	3180	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	F	FR	1940	26.00	T	50	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:	Total: 2,300